



Fill out Household Information form on the reverse side completely, tear along perforation, place in an envelope, and drop in the mail to: Placer County Redevelopment Agency, 11493 B Avenue, Auburn, CA 95603.

Introduction

The County of Placer has received Community Development Block Grant (CDBG), HOME and other Federal/State funds for housing rehabilitation programs. The Owner-Occupied/Owner-Investor Residential Rehabilitation Program provides assistance to the low-income homeowner or investor for repairs to their single-family or multi-family properties.

Goals and Objectives

- Provide a method for very-low and low-income homeowners to improve their homes.
- Preserve and enhance the existing housing stock.
- Further neighborhood preservation and improvement efforts.
- Provide a method for investors to improve housing for very-low and low-income tenants.

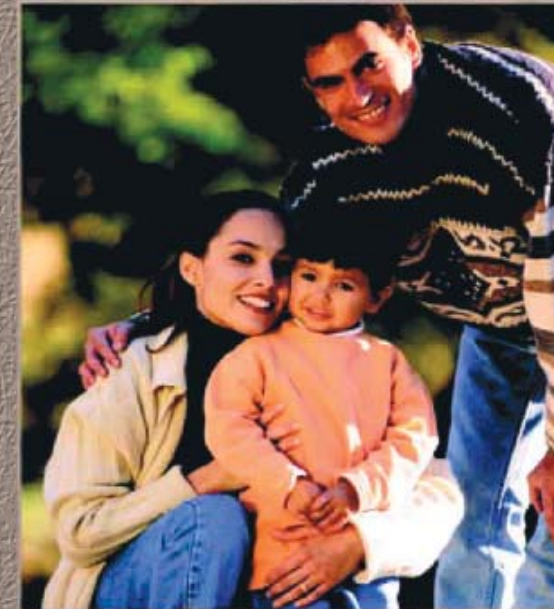


Placer County Redevelopment Agency
11493 B Avenue
Auburn, CA 95603



A Service of
Placer County
Redevelopment Agency

Housing Rehabilitation Loan Program



www.placer.ca.gov



The County of Placer Owner-Occupied/Owner-Investor Residential Rehabilitation Program

Program Information

Who qualifies for the program?

Low-income homeowners who are residents of unincorporated Placer County living in a single-family home qualify for owner-occupant loans.

Owner-investors who own property in unincorporated Placer County that house low- or verylow income tenants qualify for owner-investor loans.

How much is available?

Low-interest (currently 3%) loans of up to \$60,000 per low-income household for owner-occupied or 5% simple interest for owner-investors.

What work can be done?

Rehabilitation work could include repair or replacement of the following items: roof, siding, window(s), door(s), HVAC, electrical, plumbing, painting, gutters/downspouts, porch and wheelchair access ramps or any energy efficient repairs/installations.

How do I pay back the money?

- Amortized Loans: Principal and interest payments will begin after completion of construction and continue for a 20-year term.
- Deferred Loans (can be considered in certain cases): Payment of principal and interest will be deferred for a maximum of five years. At the end of five years, the applicant's income will be reviewed for payment ability.

Note: Payments are designed so total housing cost does not exceed 30% of household income.

What if my repairs are less than \$1,000?

If your repairs are less than \$1,000 and you are a senior or disabled, you can call the Foothill Volunteer Center at (530) 885-2436.

Application Process

1. Submit attached application to the Placer County Redevelopment Agency.
2. Staff will verify home ownership and income.
3. Rehabilitation Specialist will review requested repairs.
4. Bid documents are prepared and submitted to approved contractors.
5. Bids are reviewed with owner and contractor selected.
6. Staff prepares application packet for review and approval by loan committee.
7. Contract is signed with contractor.

Information

Call Arthur Shilts, Program Administrator, at (530) 873-8027 or the Placer County Redevelopment Agency at (530) 889-4240 for more information. Staff is available Monday through Friday from 8 am to 5 pm to answer your questions.



Income Limits

The chart below indicates the maximum yearly amount your household can receive to qualify as a low- or very-low income household.

The 2003 Placer County annual income* limits are as follows:

Household Size	Low Income	Very Low Income
1 person	33,500	20,950
2 persons	38,250	23,900
3 persons	43,050	26,900
4 persons	47,850	29,900
5 persons	51,650	32,300
6 persons	55,500	34,700
7 persons	59,300	37,100
8 persons	63,150	39,450

Please note: These amounts were issued March 2003 and are adjusted annually.

In the event the borrower sells, leases, conveys its interest, or transfers their home, the unpaid principal balance and any accrued interest of the rehabilitation loan will be immediately due and payable.

* Annual income is the gross amount of income received by all adults in the family over the past year and evidenced by their most recent Income Tax Returns, W-2 Forms, 1099s, current pay stubs, and other similar forms of documentation.



Placer County Redevelopment Agency Housing Rehabilitation Program Household Information

Name_____

Address_____

City_____

State_____ Zip Code_____

Phone_____

Gross Annual Income_____

Number Living in Household _____

Do you: (check one) ☐ Own ☐ Rent

Do you live in a Mobile Home? ☐ Yes ☐ No

of Bedrooms _____ # of Baths _____

Age of Residence_____

Type of Utilities (i.e. PGE, etc.)_____

Are you on a septic system? ☐ Yes ☐ No

Are you: (check all that apply)

☐ Senior

☐ Disabled

The County of Placer does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin or handicap status. In compliance with the Americans with Disabilities Act, the County of Placer encourages those with disabilities to participate fully in the County programs and public hearings. If you have special needs in order to allow you to participate in this program, please contact the California Telephone Access Program at 1-800-806-1191 or the County at 530-889-4240, so that we can make every reasonable effort to accommodate you. The County is an Equal Opportunity Lender.

